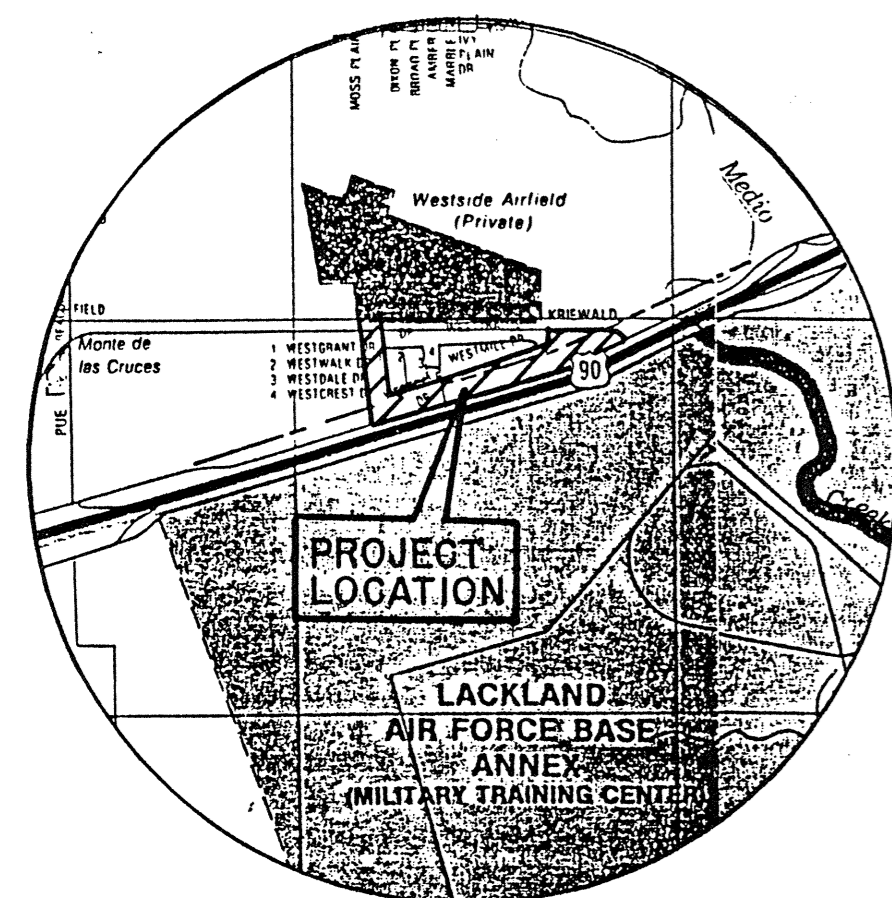
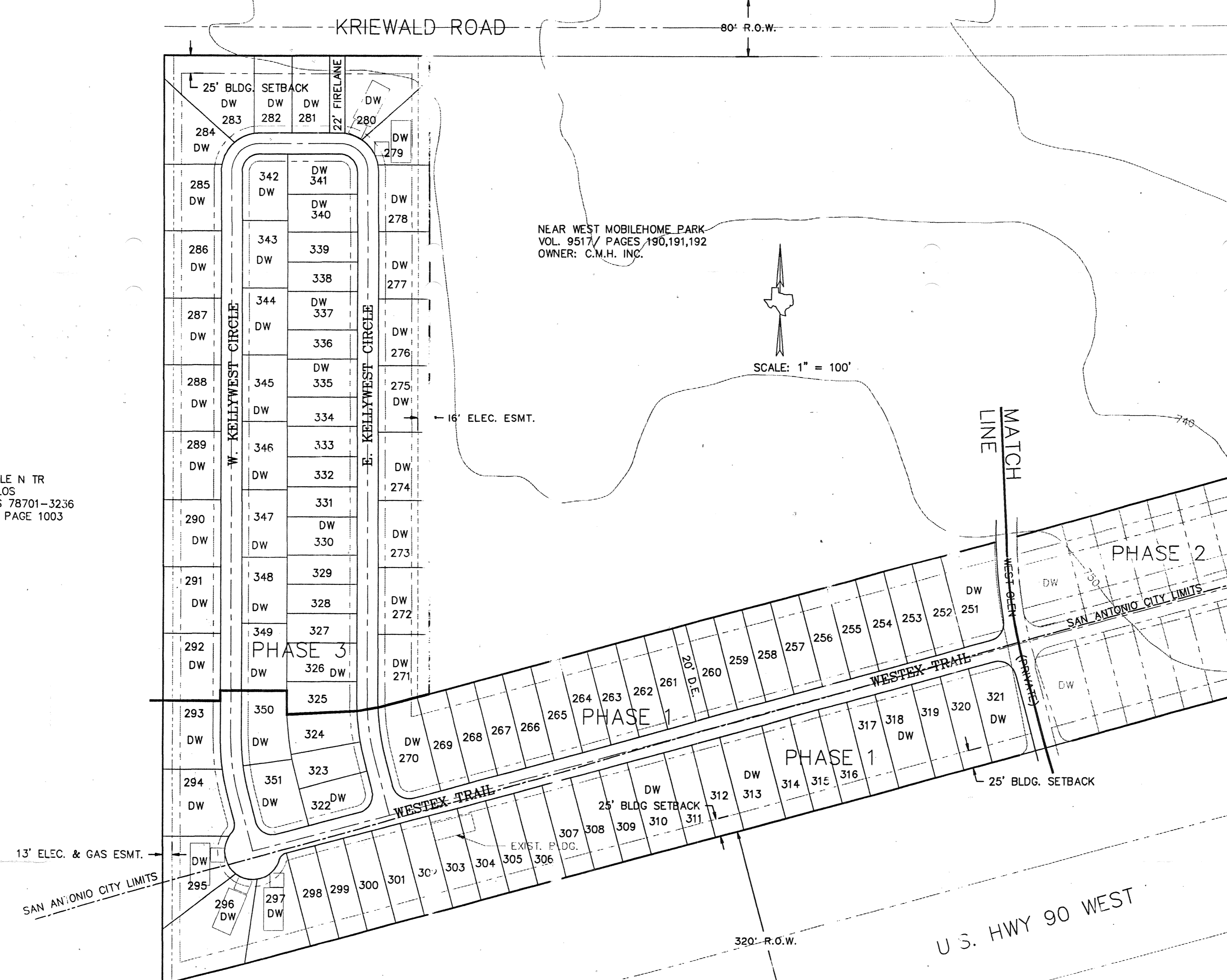


CLAYTON ESTATES MOBILE HOME PARK



LOCATION MAP

SUCKLE, LUCILLE N TR
126 SAN CARLOS
AUSTIN, TEXAS 78701-3236
VOLUME 6301, PAGE 1003



PHASE	TOTAL LOTS	DOUBLE WIDE LOTS	SINGLE WIDE LOTS
PHASE 1	54	14	40
PHASE 2	78	9	69
PHASE 3	47	36	11
PHASE 4	26	12	14
TOTAL	205	71	134

OWNER: C.M. INC.,
C/O CLAYTON ESTATES MOBILE HOME COMMUNITY
960 WEST HWY. 90
SAN ANTONIO TEXAS 78245

RIVER CITY ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS

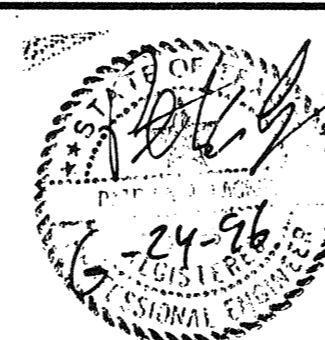
3801 SOUTH 1ST STREET
AUSTIN, TEXAS 78704
PHONE-(512) 442-3008 FAX-(512) 442-6522

13750 U.S. 281 N. SUITE B-20
SAN ANTONIO, TEXAS 78232
PHONE-(210) 545-3180



REVISIONS

NO.	REVISION	APPD.	DATE



DRAWING INFORMATION

DESIGNED BY: PAL	SCALE: 1" = 100.0'
DRAWN BY: JRP	DATE: MAY 1996
CHECKED BY: PAL	PROJECT NO:
APPROVED BY:	PLOT DATE: 6/25/96
FILE NAME: DVLMT-PN.DWG	PLOT SCALE: 1"=100
REMARKS:	

CLAYTON ESTATES MOBILE HOME PARK

PRELIMINARY DEVELOPMENT PLAN

CLAYTON ESTATES SHEET 1 OF 2

VRP# 01-8-008

PLAN HAS BEEN ACCEPTED BY
COSA *D. Kelly*
July 12, 1996 510
(date) (number)
If no plans are filed, plan will
expire on Jan 11, 1998
1st plat filed on

CLAYTON ESTATES SUBDIVISION UNIT 2

BEING A 9.294 ACRE TRACT, OUT OF C. WILLIAMS SURVEY NO. 307, ABSTRACT NO. 815, COUNTY BLOCK NO. 4314, AND THE N. FLORES SURVEY NO. 210, ABSTRACT NO. 847, COUNTY BLOCK 4313, BEXAR COUNTY, TEXAS.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 480280040E DATED FEBRUARY 16, 1996.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

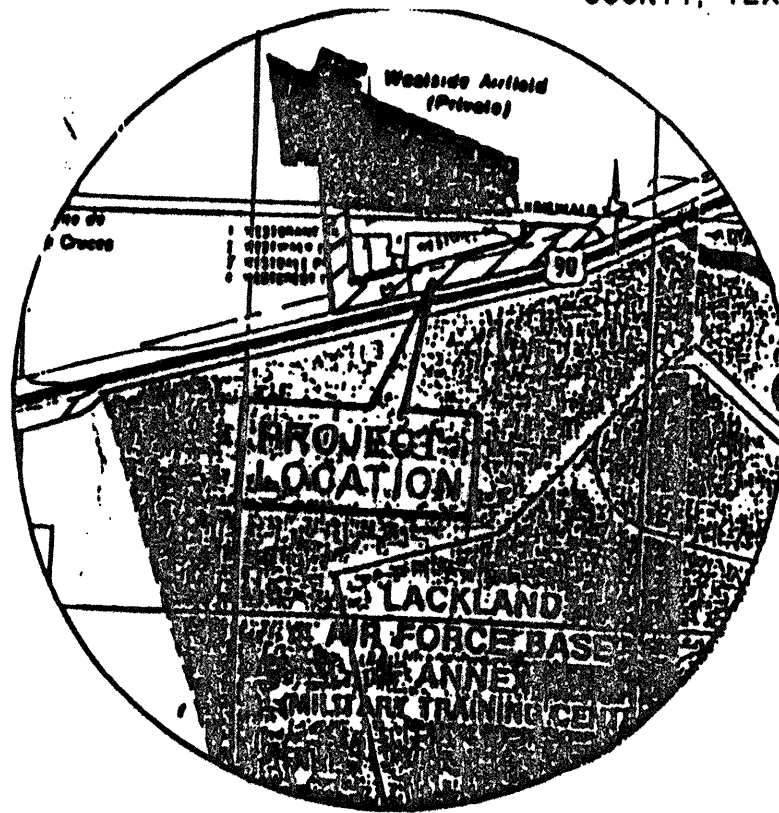
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

NOTES:

1. A 10.0' BUILDING SETBACK LINE WILL BE OBSERVED FROM FRONT AND REAR MOBILE HOME LOT DIVISIONS. A 6.0' BUILDING SETBACK WILL BE OBSERVED FOR ALL SIDE DIVISIONS.
2. ALL STREETS, DRIVES, AND LANES ARE HEREBY DEDICATED AS PUBLIC UTILITY EASEMENTS.
3. BEXAR METROPOLITAN WATER DISTRICT WILL RETAIN OWNERSHIP OF ALL WATER UTILITIES.
4. SAN ANTONIO WATER SYSTEM (S.A.W.S.) WILL RETAIN OWNERSHIP OF ALL WASTEWATER UTILITIES.

NOTES:

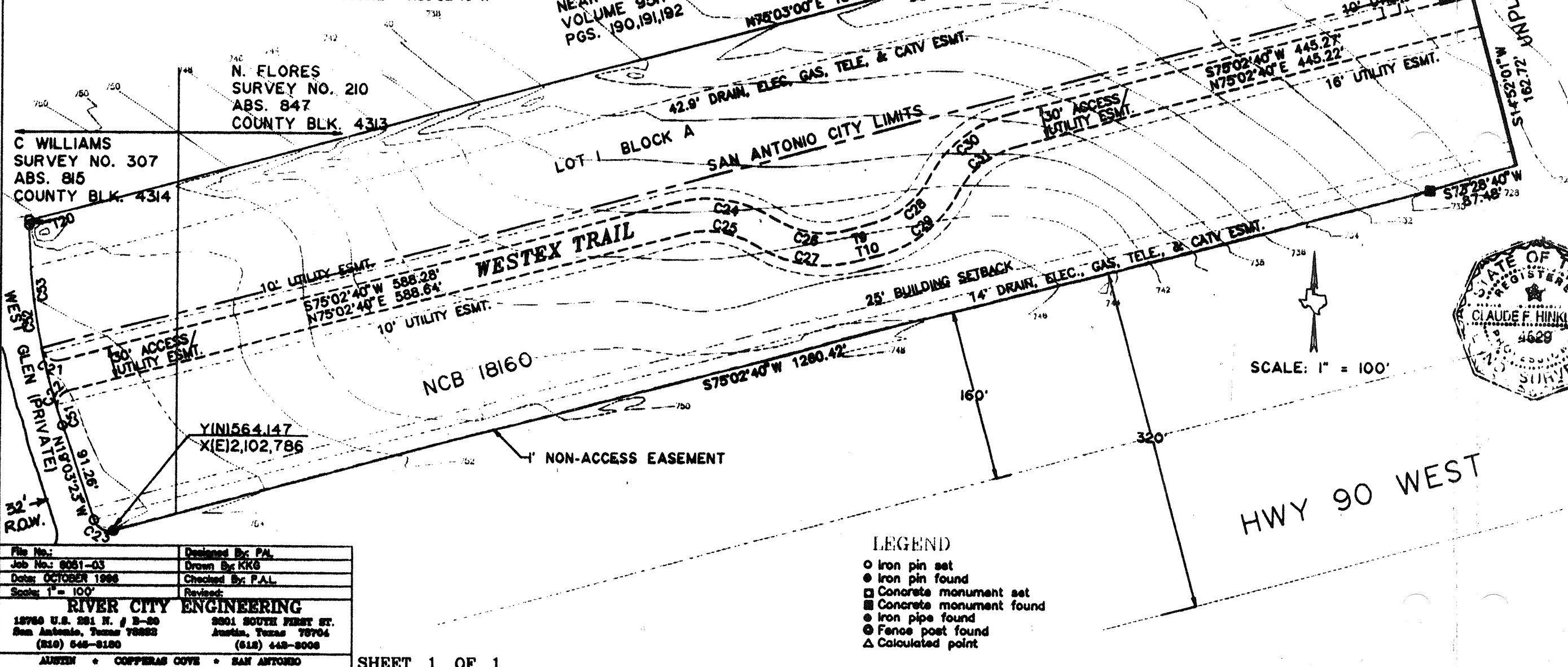
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
4. ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.



KEY MAP
N.T.S.

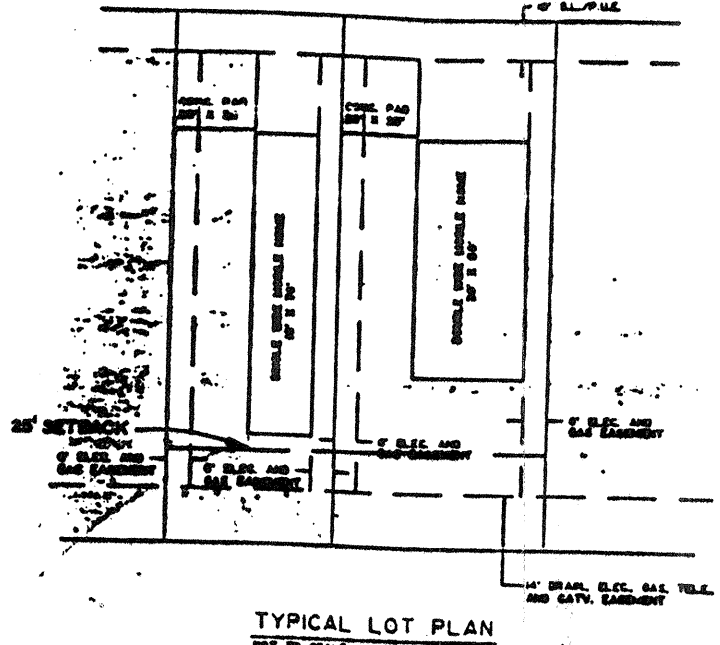
NOTE: TYPICAL LOT PLANS SHOWN ARE FOR EXHIBIT PURPOSES ONLY AND ARE NOT SHOWN HEREON FOR THE PURPOSE OF LEGAL LOT SUBDIVISION.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C21	15.00'	24.44'	93°21'48"	21.83'	N58°16'36"W
C22	15.00'	24.28'	92°40'52"	21.70'	N28°42'14"E
C23	14.98'	22.41'	85°42'55"	20.38'	N82°04'57"W
C24	115.00'	95.43'	47°32'46"	92.72'	S81°10'57"E
C25	85.00'	70.54'	47°32'46"	68.53'	S81°10'57"E
C26	85.00'	70.54'	47°32'45"	68.53'	S81°10'57"E
C27	115.00'	95.43'	47°32'45"	92.72'	S81°10'57"E
C28	85.00'	70.54'	47°32'45"	68.53'	N51°18'18"E
C29	115.00'	95.43'	47°32'45"	92.72'	N51°18'18"E
C30	115.00'	95.43'	47°32'45"	92.72'	S51°18'18"W
C31	85.00'	70.54'	31°32'28"	68.53'	N51°18'18"E
C51	584.03'	14.43'	1°24'55"	14.43'	N18°21'15"W
C52	584.05'	192.66'	18°53'59"	191.78'	N09°36'28"W
C53	584.05'	116.61'	11°28'24"	116.42'	N05°52'49"W

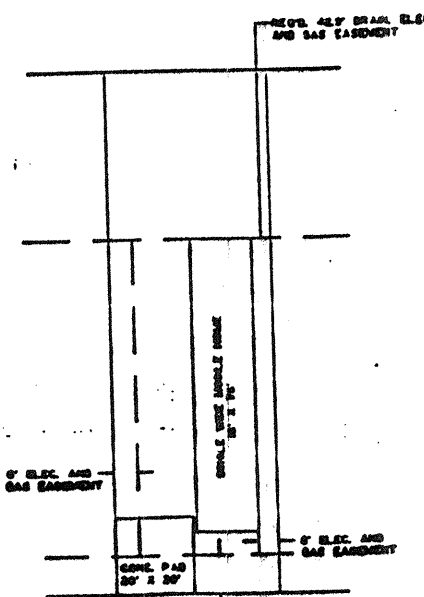


LEGEND

- Iron pin set
- Iron pin found
- Concrete monument set
- Concrete monument found
- Iron pipe found
- Fence post found
- △ Calculated point



TYPICAL LOT PLAN
NOT TO SCALE



TYPICAL LOT PLAN
NOT TO SCALE

PLAT I.D. NO.: 970043

"Note: The number of easement equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Planning Department."

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CMH PARKS INC., DBA CLAYTON ESTATES
RONALD J. SCHRANDT, REPRESENTATIVE
9805 WEST HWY. 90
SAN ANTONIO, TEXAS 78245

Ronald J. Schrandt
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CMH PARKS INC., DBA CLAYTON ESTATES; RONALD J. SCHRANDT, REPRESENTATIVE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF May 1997

Notary Public
My Commission Expires: April 5 1999

THIS PLAT OF CLAYTON ESTATES SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 18 DAY OF May A.D., 1997

By: Ronald J. Schrandt
CHAIRMAN
By: Rebecca Waldman
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRECING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS TO CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING OATHS, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COUNTY COMMISSIONERS COURT.

ON THIS THE 18th DAY OF May 1997.

ATTESTED:
Patrick A. Lackey
COUNTY CLERK, BEXAR COUNTY, TEXAS
Stevie K. Bear
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Patrick A. Lackey
PATRICK A. LACKEY, P.E.
RIVER CITY ENGINEERING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF May 1997.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

Claude F. Hinkle, Jr., R.P.L.S.
TEXAS NO. 4629
AUSTIN SURVEYORS
2105 JUSTIN LANE NO. III
AUSTIN, TEXAS 78757

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF May 1997.

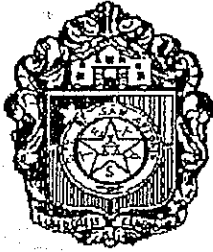
Stevie K. Bear
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 31st DAY OF March 1998 AT 2:04 PM AND DULY RECORDED THE 2nd DAY OF April 1998 AT 8:35 AM IN THE PLAT RECORDS OF SAID COUNTY, BOOK VOLUME 200 ON PAGE(S) 208
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 2nd DAY OF April 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Gerry Rickhoff, DEPUTY

VRP# 01-8-008



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # VRP 01-B-008
Assigned by city staff

Date: 7-16-01

All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.

1. Owner/ Agent C. M. H. PARKS, INC.

Address: 12842 CASTLE BEND

SAN ANTONIO, TX.

Zip: 78230 Telephone # (210) 493-4512

Site location or address: KRIEWALD RD. @ HWY. 90

2. Council District N/A ETJ Y Over Edward's Aquifer Recharge () yes (☒) no

Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name CLAYTON ESTATES MHP # 510

Date accepted: 7/12/96 Expiration Date: 1/11/98 MDP Size: 62 acres

• **P.U.D. PLAN**

Name _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # VRP _____
Assigned by city staff

Date: 7-16-01

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Zip: 78230 Telephone # (210) 493-4512

Site location or address: KRIEWALD RD. @ HWY. 90

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Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

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W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
6800 PARK TEN BLVD., SUITE 180-S
SAN ANTONIO, TX 78213
PH. 210-734-5351 FAX: 210-296-2166

BANK OF AMERICA CUSTOMER CONNECTION
BANK OF AMERICA, N.A.
ATLANTA, DEKALB COUNTY GEORGIA
64-1278-611

5957

CHECK DATE July 16, 2001

PAY One hundred forty five and 00/100 ----- dollars

TO City of San Antonio

AMOUNT \$145.00

AUTHORIZED SIGNATURE

⑈005957⑈ ⑆061112788⑆ 329 997 1236⑈



W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS. SURVEYORS. PLANNERS
6800 Park Ten Blvd., Suite 180 S., San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

Date: August 7, 2001

To: City Planning
Mike Herrera

Project No.: 46944.00

T/LC: 30K

Re: Clayton Estates unit 3
VRP # 01-8-008

WE ARE SENDING YOU ATTACHED UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

☒ Prints ☐ Sepias ☐ Films ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ Invoices

THESE ARE TRANSMITTED as checked below:

~~X~~ For your approval

Approved as submitted

Resubmit ___ copies for approval

X For your use

Approved as noted

Submit ___ copies for distribution

~~X~~ As requested

Returned for corrections

Return corrected prints

For review and comment

For Payment

FOR BID DUE _____ 20

PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

REC. BY:

DATE:

SIGNED:

John La Ro